

5.03 Business District BD

A. Purpose. To provide an area designated for the broadest possible scope of business, manufacturing, and service uses at the Exit 16 gateway to Colchester from Interstate 89. The focus of this area shall be to foster commerce and trade including high-tech industry and supportive facilities. Within this area, there shall also be supportive general services, care facilities, restaurants, recreation, and entertainment opportunities provided that these uses compliment business activities.

B. Municipal Plan. These regulations hereby implement the relevant provisions of the Town of Colchester adopted municipal plan and are in accord with the policies set forth therein.

C. Permitted Uses. Those uses indicated in Table A-1 and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

D. Conditional Uses. Those uses indicated in Table A-1 and approved pursuant to Article 8, and accessory uses to those uses. Any uses not listed in Table A-1 are prohibited. Items that are not customary as accessory uses to those listed in Table A-1 are prohibited.

E. Area, Density, and Dimensional Requirements. In the Business District, all requirements of this Section 5.01 and Table A-2 shall apply.

F. Additional Standards. In addition to the Site Plan, Conditional Use, Planned Unit Development criteria, all development in the Business District shall also be subject to the following standards:

1. Generally, accessory structures that are clearly subordinate to the primary structure shall be located within the rear or inner yard of the property.
2. Automotive Services uses shall be subject to the following:
 - (a) All repair work shall be carried out within an enclosed building.
 - (b) Outdoor storage of scrap or junk cars, spare parts or dismantled cars may be stored outside of a building only where the area for storage is enclosed within a six (6) foot high wall or privacy type fence.
 - (c) Damaged vehicles awaiting disposition may be stored outside of a building only where the area for storage is enclosed within a six (6) foot high wall or privacy type fence.
 - (d) Up to five vehicles may be stored outside on the premises provided said storage does not exceed one (1) week in duration.
3. Gasoline Sales:
 - (a) Curb cuts shall be no less than 50 ft. from street intersections.
 - (b) Pumps, lubricating and other outside service devices shall be located at least 45 ft. from the front, side or rear lot lines, and at least 300 ft.

- from any lot occupied by a school, hospital, library or religious institution.
- (c) Storage of trailers, campers or other such vehicles shall be prohibited.
4. Car wash.
- (a) All washing facilities shall be within a completely enclosed building.
- (b) Vacuuming and drying areas may be located outside the building but shall not be in the front yard and shall not be closer than 100 ft. from any residential district.
- (c) Access points shall be located at least 50 ft. from the intersection of any two (2) streets.
- (d) All off-street parking and waiting areas shall be hard surfaced and dust free.
- (e) One (1) traffic lane shall be provided as means of exiting the facility without having to enter the car wash building, such lane to be in addition to a lane for vehicles waiting in line for the car wash and other access and circulation required herein in Article Ten.
5. Drive-ups shall be subject to the following:
- (a) shall not be located within 300 ft. of any lot occupied by a school, hospital, library, or religious institution and shall not be located within 300 ft. of an abutting residential district .
- (b) There shall be separate aisles for vehicle traffic entering and exiting the site.
- (c) No parking shall be permitted in any part of the front yard setback.
- (d) Drive-up service windows shall be on the side or rear of the building.
- (e) Trash containers shall be located on concrete pads and enclosed within a screen a minimum height of the container(s).
6. Warehouse/Wholesale distribution business:
- (a) No outside storage shall be permitted.
- (b) Covered storage in more than one (1) building may be permitted provided all area and dimensional requirements are met.
7. All outside storage of material shall be in the rear and only where the area for storage is enclosed within a six (6) foot high wall or privacy type fence or opaque landscaping such as berms, hedges and/or shrubbery.
8. All vehicle movements for loading and unloading shall be made off the public right-of-way.
9. Bulk fuel storage and distribution shall comply with all applicable State and Federal Regulations.
10. Equipment sales & service subject to the following:
- (a) The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained as to dispose of all surface water accumulated within the area.

(b) Access to the outdoor sales area shall be at least 60 ft. from the intersection of any two (2) streets

(c) All repairs must be carried out within an enclosed building.

(d) No part of the required front yard setback shall be used for storage, parking or serve as a sales lot.

11. Salvage yards:

(a) Must be approved by the Board of Selectmen and State of Vermont in accord with Title 24, V.S.A., Chapter 61, Subchapter 10.

(b) No outside storage shall be permitted in any part of required front yard setback